NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2743 North Greenview Avenue
From M2-2 to RT-4

The Property
The subject property is improved with a three-story frame house, wood deck, and detached rear yard garage. The subject block is zoned RT-4 and RT-3.5 with nearby Residential Planned Developments in a neighborhood primarily improved with multi-family and detached residential buildings. The property is also a Transit Served Location per the Transit Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B (1), as it is within 701 feet of the Ashland CTA Bus Line Corridor Roadway Segment and 183.76 feet from the Diversey Parkway CTA Bus Line Corridor Roadway Segment.*

The Project
The Applicant proposes to construct a three-story residential building with three units, three automobile parking spaces, and three bicycle parking spaces. The zoning height of the building will be 37' 9". To allow the proposed project, the Applicant seeks a zoning change for the subject property from a M2-2 Light Industry District to an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant is filing a Type 1 rezoning application and also seeks all relief as needed as allowed by the Chicago Zoning Code for the attached plans, including: 1) a variation under section 17-13-1101-B to reduce the rear yard setback from 39.05 feet to two feet to allow a three car garage over 480 square feet; 2) a variation under section 17-13-1101-B to reduce the north side setback from three feet to zero feet; 3) a variation to reduce the south side setback from two feet to zero feet; 4) a variation under sections 17-13-1003-K and 17-13-1101-A to reduce the required rear-yard open space from 200.15 square feet to zero—224.70 square feet of rear-yard open space will still be provided.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,079.25 sq. ft.
Floor Area:	3,69.70 sq. ft.
FAR:	2.0
Residential Dwelling Units:	3
MLA Density:	1,026.42
Height:	37.05 feet
Automobile Parking:	3
Bicycle Parking:	3

Setbacks:

Front (Greenview)	12.5′
Side (North)	0′
Side (South)	0′
Rear	2′

* A set of plans, including a site plan showing the TSL distances to CTA Rail Station is attached.

GENERAL CONDITIONS

The 1997 version of the AIA Document A201, General Conditions of the Contract for Construction shall apply to the construction phase of the project, unless otherwise indicated. If any inaccuracies, omissions, or discrepancies are found to exist in the drawings, the architect shall be promptly notified so that he may have the opportunity to take whatever steps are necessary to resolve them. When notes conflict, the most stringent in the opinion of the Architect shall govern.

It is understood that site visits by the architect or engineer are for general conformance to the design shown on the documents only. The Owner and Contractor understand and agree that the Architect and Engineer have no reasonable position in the execution of the work or construction practices employed during construction of this project. Further, the Owner and Contractor agree to absolve and not hold the Architect or Engineer liable for any claim arising from defective work or property damage which may arise from any construction practice employed on this project.

The Owner is solely responsible to engage a qualified testing agency to ensure that the work complies with all applicable codes and standards, including but not limited to the Chicago Building Code.

CONTRACTOR RESPONSIBILITY

The whole of the work described herein includes furnishing all materials, labor, tools, plant, supplies, equipment, transportation, supervision, insurance, taxes and all other services and facilities necessary to complete the intent of these Construction Documents. Contractor shall visit the site prior to submitting his bid to determine actual field conditions which may affect his bid. The submitting of a bid for the project will serve as notice that Contractor has made all such determinations, as no additional sums will be allowed for failure to do so. Contractor shall notify the Architect of any discrepancy or omission in the Construction Documents which affect the Work, prior to submitting his bid.

INSURANCE

Contractor shall submit, prior to commencement of work, Certificate of Insurance naming owner, Architect and their agents as Additional Insured. Confirm with owner these minimum requirements:

(A) Public Liability of not less than $2,000,000.00 (including) Contractor's Protective Liability, covering explosive and collapse, completed operations coverage's and broad form blanket contractual liability coverage.

(B) Workmen's Compensation and Employer's Liability insurance as required by any Employee Benefit Acts or other statutes applicable where the work is to be performed as will protect Owner's Contractor form Liability under aforementioned.

(C) Comprehensive Automotive Liability insurance including the ownership, maintenance, and operation of any automotive equipment, own, hired and un-owned, $300,000/1,000,000.00 limits.

Contractor agrees to hold aforesaid harmless an all O.S.H.A. and worker safety requirements, and shall fully comply with all such requirements as they apply to the methods and devices used in the execution of the work. Additionally, shall also comply with substitute ordinance passed January 2000, new sections 13-124-580-440.

GUARANTEE

All work performed and materials utilized shall be guaranteed for a period of one year (minimum) unless noted otherwise, after the date of substantial completion, against defects in workmanship and/or materials. Contractor agrees to remedy such defects in a timely manner at no additional cost to the owner.

CLEAN-UP

Contractor shall keep the project area reasonably clean at all times, and thoroughly remove waste materials, rubbish and empty waste debris during the course of the Construction. Final cleaning shall be performed just prior to acceptance by the owner.

OWNERSHIP OF DOCUMENTS

The drawings herewith & the architectural design inferred form and the rights thereof as defined by copyright laws belong to the author (Hanna) and are not to be copied or reproduced without permission from the architect.

APPLICABLE STANDARDS

In preparing materials and installing same for this project, it shall be the responsibility of the contractor to verify the particular requirements of all applicable codes and standards as well as manufacturer's statements, recommendations and specifications, and promptly fully with said requirements. The building codes and ordinance of Chicago, Cook County, will be considered as a minimum standard in the construction of this project and will have precedence only over the work of any better information contained in these construction documents. Comply also with Chapter 18-13 of the Chicago Building Code.

BUILDING PERMITS

All building permits and fees are the responsibility of the contractor.

GENERAL NOTES

1. Care shall be taken during work not to damage portions of the existing structure that are to remain.
2. The general contractor shall verify all existing dimensions, elevations and conditions in the field prior to start of work. The general contractor shall notify the architect of any discrepancies or interferences.

BUILDING INSULATION

Ceiling – R-50 Insulation at Roof (Flat or Sloping Ceilings)
Masonry Wall – R-21 3" Closed Cell Insul R7.1 per inch (Car Bond or equal)
Frame Wall – R-30 4.5" Closed Cell Insul R7.1 per inch (Car Bond or equal)

FLASHING AND SHEET METAL WORK

Furnish and install all flashing, counterflashings, diverters and trim as required to prevent water penetration between other materials' seams and joints and provide a weathertight building skin. Coordinate carpentry contractor and other involved trades for installation of all materials under this section. All flashings to be min. 24 ga. galvanized sheet metal, or prefinished aluminum 1.025 min., in colors as captioned. Flashings shall be as recommended by roof mfr to achieve 15 yr guarantee. All flashing thru wall type.

ROOF VENTS

Furnish and install roof vents, with insect screen, as indicated on the Drawings. Vents shall be aluminum prefinished standard color to match roofing unless noted otherwise. This work to be responsibility of the roofing contractor, 1Sq.ft. per 150 sq.ft.roof area.

GUTTERS AND DOWNSPOUTS

All gutters shall be prefinished aluminum .032 minimum thickness Ogee style with minimum sizing and continuous cleat ease flashing. Maintain minimum positive pitch towards downspouts.
All downspouts shall be prefinished aluminum .025" minimum thickness of corrugated rectangular design. All gutter and downspout work shall be installed and constructed per SMACNA standards minimum.

CAULKING AND SEALANTS

All caulking for exterior surfaces to be Tremco Dymeric colors to match adjacent surfaces. Backup for caulking joints to be closed cell polyethylene foam rods, not to impart stains for maximum caulking performance as per manufacturer's specifications. Caulk adjacent surfaces which have been soiled by caulking immediately.

EXPOSURE RAILROADS

Provide all necessary materials and labor to complete the proper insulation of the work as shown on the Drawings or required as per manufacturer's specifications and recommendations. All joints to be finished. All surfaces to be glued and screwed as per manufacturer's recommendations.

PAINTING

GENERAL

Provide complete painting work as shown on the Drawings and specified herein. Comply with flame spread rating required by code.

PREPARATION

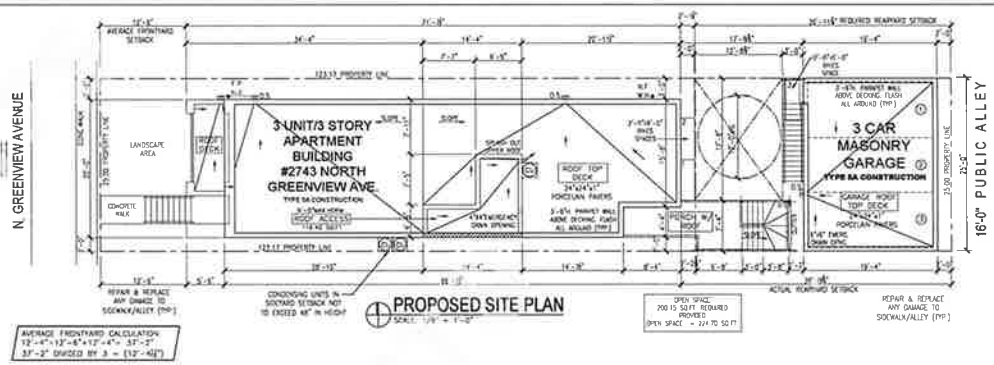
Inspect surfaces to be finished and conditions of existing before starting work, and report to the Architect any defects the removed area or items unfit to receive finish. Starting of work will constitute acceptance of conditions and subsequent. Remove and protect all hardware, lighting fixtures, etc., before painting. Protect all finished surfaces, in areas where paint is being sprayed, with drop cloths and multiple masking. Clean all surfaces to be painted as required to remove oil, grease, dust, dirt, etc. Sand where necessary to properly prepare surfaces to receive finish.

INTERIOR WALL & CEILING FINISHES

Finish: All work to receive prime coat and two coats finish paint, latex, semi-gloss. Prior to beginning work, the contractor shall obtain approval of colors for all surfaces to be painted. Each shade of paint shall be slightly lighter or darker than the preceding coat.

INTERIOR STAIN AND VARNISH

All interior woodwork (noted) shall be stained and varnished 2 coats minimum. The contractor shall work with the owner to provide sample work on the actual materials to achieve the desired colors and finish. The contractor shall obtain approval from the owner for color well in advance of the actual commencement of the work. Allow 3 weeks minimum in time schedule for these approvals. The pine window jambs shall be stained and varnished to closely match the oak trim.



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

ARCHITECT SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY AT 2743 N. GREENVIEW AVE CHICAGO, ILLINOIS HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2011 10 CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE AND THE CLIMATE ZONE TO THE CHICAGO LANDSCAPE ORDINANCE

SETBACK CALCULATION COMPLIANCE STATEMENT

I, THE DESIGN PROFESSIONAL, HEREBY ATTEST THAT THE AVERAGING CALCULATIONS FOR THIS APPLICATION ARE TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS OF THE PROPERTIES

(ARCHITECT/ENGINEER/SURVEYOR SIGNATURE)

180 W. WASHINGTON CHICAGO IL 60602
ADDRESS CITY STATE ZIP

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

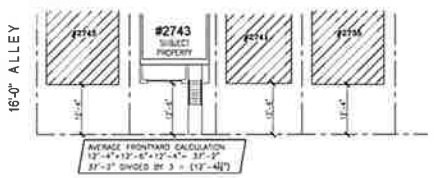
I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 2743 N GREENVIEW AVE., FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO, EXCEPT 18-13-303

SIGNED: _____ DATE: _____

(ARCH.)
ILLINOIS LICENSE NUMBER: 001-010137

SITE PLAN NOTES:

1. THE DIFFERENCE IN PAVEMENT ELEVATIONS BETWEEN SIDEWALKS AND/OR ADJACENT CONSTRUCTION SHALL BE NOT GREATER THAN 1/4".
2. REPAIR AND REBUILD ANY PUBLIC SIDEWALK AFFECTED BY CONSTRUCTION (OBTAIN NECESSARY PERMITS).
3. DO NOT DISTURB ADJACENT PROPERTIES. TAKE ANY AND ALL NECESSARY PRECAUTIONS.
4. PROVIDE A 5'-0" H CHAIN LINK FENCE AROUND WORK AREA BEFORE STARTING CONSTRUCTION.
5. PROVIDE PHONE JACK WITHIN 5'-0" OF WATER METER.
6. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES WILL BE PERMITTED.
7. DOWNSPOUTS SHALL BE DIRECTED TOWARDS THE FRONT AND REAR OF LOT, AND AWAY FROM ADJOINING PROPERTIES.



FRONT SETBACKS FOR 2743 N GREENVIEW
SCALE: 1/16" = 1'-0"

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PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

INDEX OF SHEETS
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A-3 FLOOR PLAN
A-4 FLOOR PLAN
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S-1 STRUCTURAL NOTES & DETAILS
S-2 FOUNDATION PLAN AND SECTIONS
S-3 FIRST THRU THIRD FLOOR FRAMING PLAN
S-4 ROOF DECK & UPPER ROOF FRAMING PLAN

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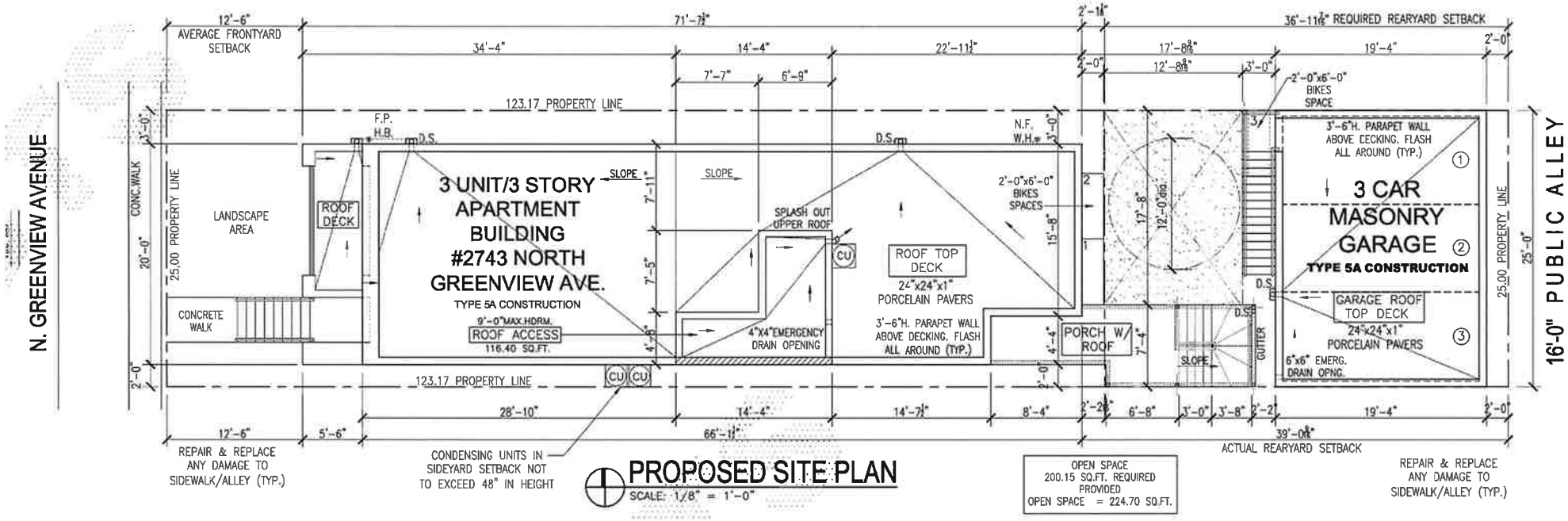
PROJECT NAME & ADDRESS:
2743 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS
3 UNIT APARTMENT BUILDING

SHEET TITLE
SITE PLAN AND NOTES

FILENAME

SHEET NUMBER
A-1

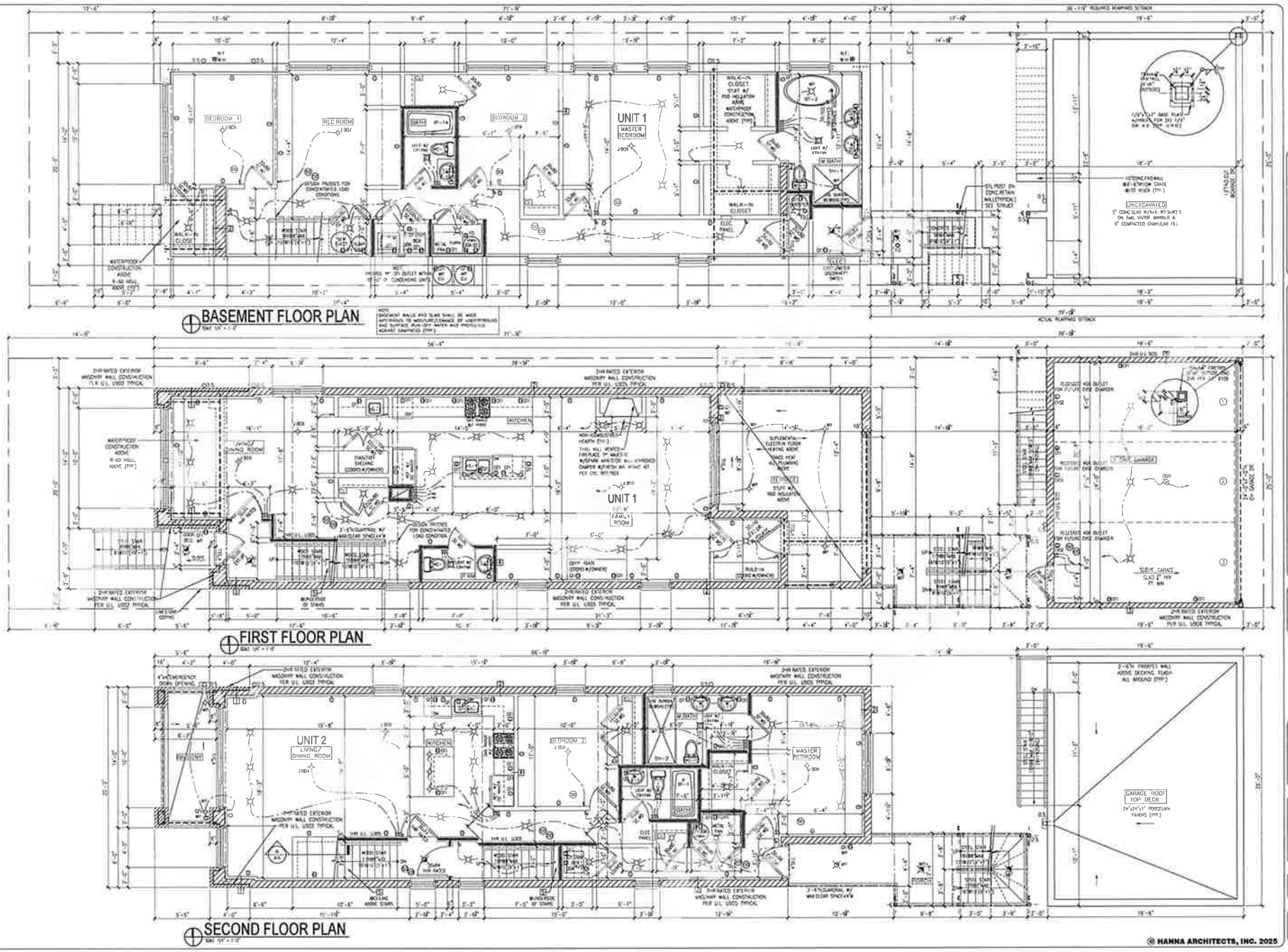
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PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

OPEN SPACE
200.15 SQ.FT. REQUIRED
PROVIDED
OPEN SPACE = 224.70 SQ.FT.



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JOHN C. HANNA 001-010137 REGISTERED ARCHITECT

PROJECT NAME & ADDRESS
2743 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS
3 UNIT APARTMENT BUILDING

SHEET TITLE
BASEMENT THRU SECOND FLOOR PLAN

FILENAME

SHEET NUMBER
A–3

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WALL SYMBOLS

- 2x4 WOOD WALL STUDS @16"O.C. (@16"O.C. AT FIRE RATED WALLS) W/ 5/8" GYPSUM BOARD BOTH SIDES (UNLESS NOTED OTHERWISE) (TYPE 'X' GYP BD AT FIRE RATED WALLS)
- * CONCRETE BLOCK
- * FACE BRICK W/CONCRETE BLOCK
- * SOLID CONCRETE BLOCK

* COMPLY WITH UNDERWRITERS LABRATORIES TEST DATA FIRE RATED DESIGNS FOR ALL SPECIFIED FIRE RATED CONSTRUCTION (TYP.)

LEGEND

- SURFACE MOUNT MEDICINE CABINET W/STRIP LIGHT ABOVE
- GFI — GROUND FAULT INTERUPTER
- AFI — ARC FAULT INTERUPTER
- OVERHEAD LIGHT FIXTURE
- LED LIGHTS IN COMMON AREA
- N.F.W.H. — NON FREEZE WALL HYDRANT
- U.N.O. — UNLESS NOTED OTHERWISE
- V.I.F. — VERIFY IN FIELD

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- 3-WAY SWITCH
- DUPLEX CONV. OUTLET 15" AFF (U.N.O.)
- DUPLEX CONV. OUTLET 36" AFF
- WATERPROOF OUTLET
- GROUND FAULT OUTLET
- ARC FAULT OUTLET
- DIRECT CONNECT TO APPLIANCE
- WALL FIXTURE
- RECESSED DOWNLIGHT
- DOUBLE WALL FLOOD LIGHTS
- EXHAUST FAN
- CEILING FAN AND LIGHT
- MOTOR
- SMOKE DETECTOR (20FT FROM COOKTOP)
- SMOKE DETECTOR (10FT FROM COOKTOP) EQUIPPED W/AN ALARM SILENCING SWITCH
- SMOKE DETECTOR (6FT. FROM COOKTOP) IS OF THE PHOTOELECTRIC TYPE
- CARBON MONOXIDE DETECTOR

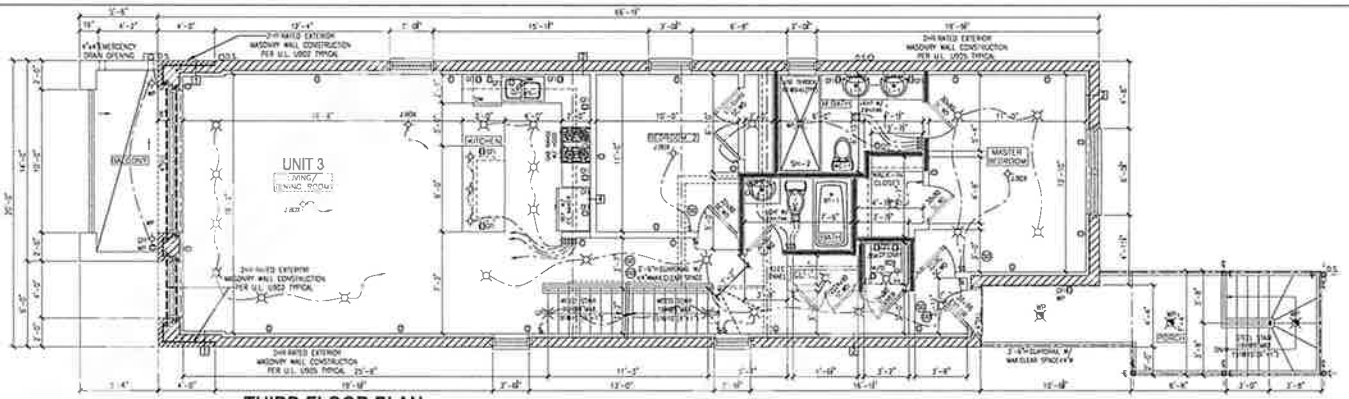
*ALL CONTROLS SHALL BE NO HIGHER THAN 48" ABOVE FINISHED FLOOR

NOTE

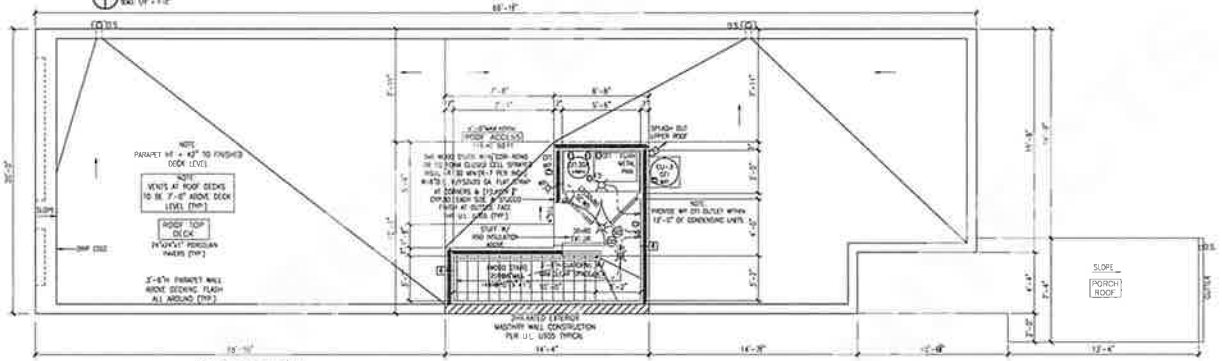
1. ALL SMOKE ALARMS IN EACH INDIVIDUAL DWELLING UNIT SHALL BE INTERCONNECTED AND OPERATE SUCH THAT WHEN ONE SMOKE ALARM ACTIVATES AND SOUNDS AN ALARM SIGNAL, ALL OTHER SMOKE ALARMS IN THE DWELLING UNIT SHALL ALSO SOUND AN ALARM SIGNAL
2. PROVIDE HARDWIRED 110 VOLT SMOKE DETECTORS IN EACH UNIT AND WITHIN 15 FEET OF BEDROOM DOOR. SMOKE ALARMS SHALL BE MOUNTED A MINIMUM OF 20 FEET FROM A COOKING APPLIANCE OR MAY BE MOUNTED A MINIMUM OF 10 FEET FROM A COOKING APPLIANCE IF THE SMOKE ALARM IS EQUIPPED WITH AN ALARM-SILENCING SWITCH OR MAY BE MOUNTED A MINIMUM OF 6 FEET FROM A COOKING APPLIANCE IF THE SMOKE ALARM IS OF THE PHOTOELECTRIC TYPE

NOTES:

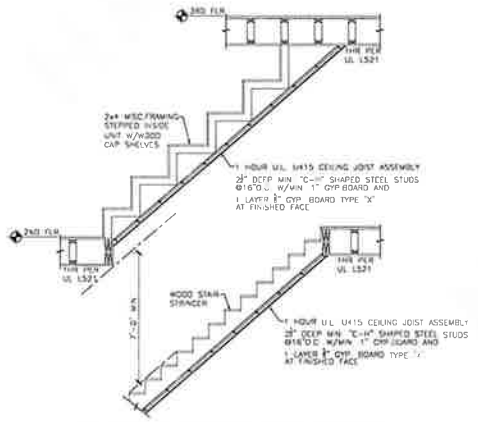
1. STAIRWAY, PORCH, DECK AND BALCONY RAILING, BOTH INTERIOR AND EXTERIOR SHALL BE DESIGNED TO RESIST A SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50 LBS/FT (POUNDS-FORCE, PER LINEAR FOOT) APPLIED AT THE TOP OF THE RAILING OR A CONCENTRATED LOAD OF 200 LBS/FT IN ANY DIRECTION WHICHEVER PRODUCES THE GREATEST STRESS., SHALL SUBMIT SEALED CALCULATIONS AND SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION (TYP.)
2. ALL REQUIRED EXIT DOORS SHALL BE KEYLESS IN THE DIRECTION OF EGRESS
3. ALL MATERIALS AT STAIRWELLS FOR INTERIOR WALL AND CEILING FINISH SHALL BE CLASS 1 FLAME SPREAD RATING
4. VERIFY ALL EQUIPMENT DIMENSIONS BEFORE CONSTRUCTING WALL PARTITIONS
5. STRUCTURE SHOWN AT EACH FLOOR IS FLOOR STRUCTURE ABOVE
6. VERIFY ALL DIMENSIONS IN THE FIELD
7. USE DUROCK TILE BACKER BOARD AT ALL SHOWERS & WHIRLPOOLS
8. ALL COMMON STAIRS TO BE NON-COMBUSTIBLE CONC FILLED METAL PAN
9. CAULK ALL EXTERIOR PENETRATIONS
10. FENCING SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A HORIZONTAL WIND PRESSURE OF 30 PSF AND OTHER FORCES SUBJECTED TO.



THIRD FLOOR PLAN



ROOF PLAN



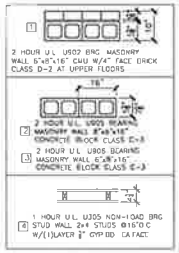
A/A-3 1 HOUR STAIR PROTECTION
SCALE 3/8" = 1'-0"

WALL & PARTITION SCHEDULE

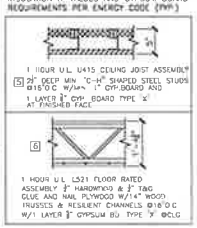
FIRE RATED ASSEMBLY SCHEDULE

1. 2 HOUR U.L. U902 BEARING MASONRY WALL: 5"x8"x16" CMU W/4" FACE BRICK CLASS D-2
2. 2 HOUR U.L. U905 BEARING MASONRY WALL: 8"x8"x16" CONCRETE BLOCK CLASS C-3
3. 2 HOUR U.L. U906 BEARING MASONRY WALL 6"x8"x16" CONCRETE BLOCK CLASS C-3
4. 1 HOUR U.L. U305 NON-LOAD BEARING 2x4 WOOD STUDS @16"O.C. W/ (1)LAYER ⅝" GYP BD. EA FACE
5. 1 HOUR U.L. U415 CEILING/SHAFT WALL ASSEMBLY: 2½" DEEP MIN. "C-H" SHAPED STEEL STUDS @16"O.C. W/MIN. 1" GYP BOARD AND 1 LAYER ⅝" GYP. BOARD TYPE 'X' @FIN. FACE
6. 1 HOUR U.L. L521 FLOOR RATED ASSEMBLY (SAME WALL SECTION)

NOTE: USE TYPE 'C' DRYWALL FOR FIRE RATED ASSEMBLIES



NOTE
SEE WALL SECTIONS ON SHEET A-5 FOR ALL INSULATION R-VALUES AND GYPSUM BOARD REQUIREMENTS PER ENERGY CODE (TYP.)



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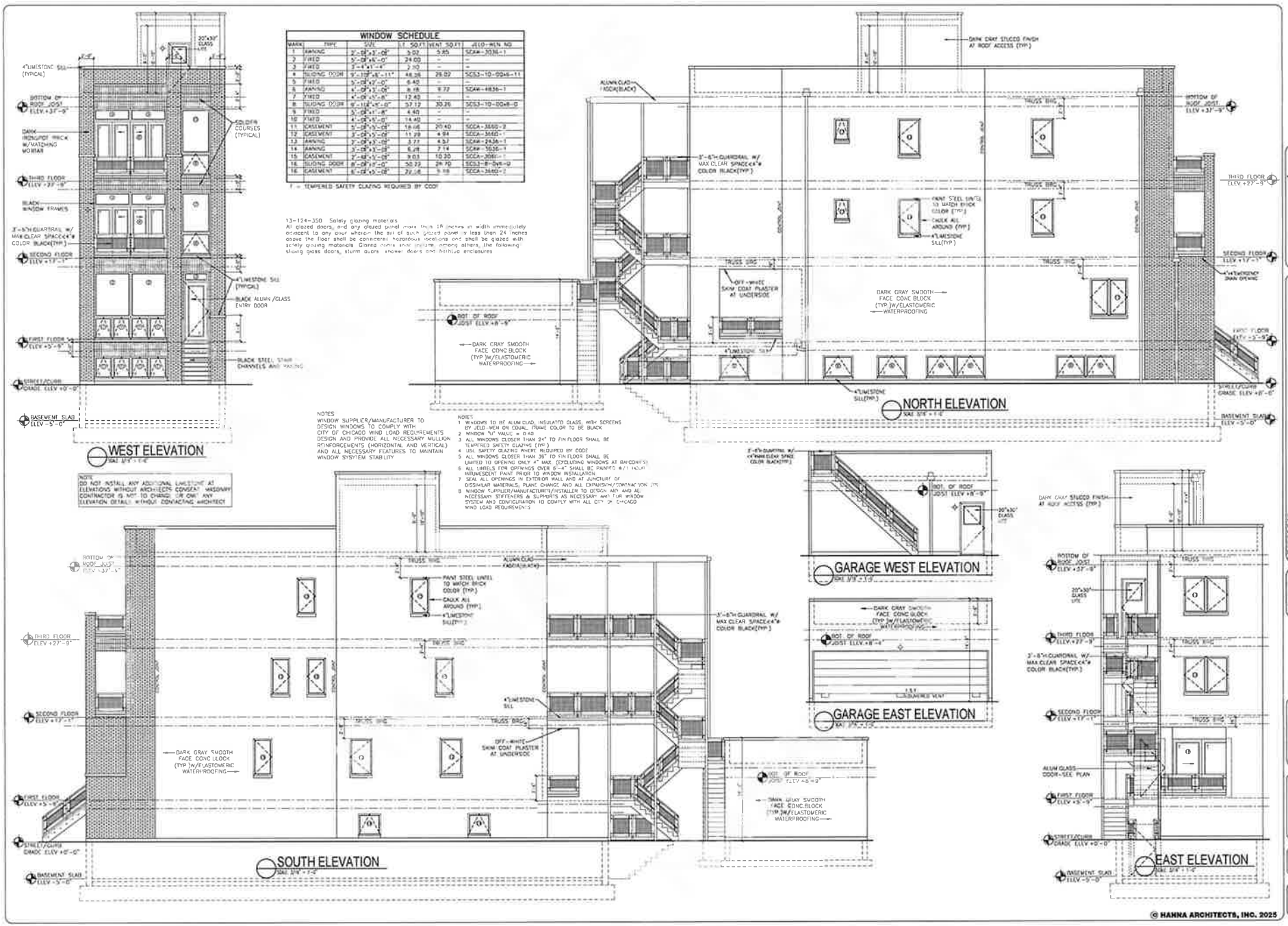
PROJECT NAME & ADDRESS
2743 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS
3 UNIT APARTMENT BUILDING

SHEET TITLE
THIRD/ROOF FLOOR PLAN/ SECTIONS

FILENAME

SHEET NUMBER
A-4

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STATE OF ILLINOIS
JOHN C. HANNA
001-010132
REGISTERED ARCHITECT

PROJECT NAME & ADDRESS
2743 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS
3 UNIT APARTMENT BUILDING

SHEET TITLE
BUILDING ELEVATIONS

FILENAME

SHEET NUMBER
A-6

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